



COUNTY OF PLACER
WEST PLACER MUNICIPAL ADVISORY COUNCIL
175 Fulweiler Avenue ▪ Auburn, CA 95603 ▪ (530) 889-4010

REGULAR MEETING AGENDA

Wednesday, March 14, 2018 7:00 PM

Creekview Ranch School, (Library building) 8779 Cook Riolo Road, Roseville

1. **Call to Order & Pledge of Allegiance**
2. **Welcome, Roll Call of MAC Members & Introductions as necessary:** Chair John Hottel, Vice-Chair Walt Wylie, Alicia Butler, Darryl Osborne and Carolyn Riolo
3. **Approval of January 10, 2018 Minutes and March 14, 2018 Agenda**
4. **Public Comment:** Let us hear from you! Do you wish to share something that's NOT already on this agenda? We welcome your input at this time and kindly ask that you keep your comments to 3 minutes or less (or as determined by the chairman).
5. **Reports:**
 - A. **Local Government:** Placer County Supervisor Jack Duran
 - B. **Public Safety:** CAL FIRE, CHP, Placer County Sheriff's Office
6. **Informational Items:**
 - A. **Placer Vineyards Specific Plan Phase 1 Development. Small Lot Vesting Tentative Subdivision Map for Property 15 (PLN17-00380)** Property 15 is located in the south central portion of the PVSP area on APN 0023-010-004, 023-010-029, and 023-200-008. The proposed small lot tentative subdivision map will divide the 202 acre site into a residential community including one Neighborhood Park (3.5 acres), 24 acres of Open Space and one religious site (0.1 acres). The residential units will include 70 low density Residential lots, 661 Medium Density Residential Lots and two High Density Residential lots (159 units on 12 acres), as well as a 3.4 Commercial Mixed Use lot with 38 dwelling units. This proposed number of residential units includes a requested Density Bonus to construct 22 additional Medium Density and nine additional High Density units over the original PVSP base residential unit allocation of 897 units. This will increase the allocation by just 31 units (3.48%) to 928 total units. Infrastructure such as road, utility, grading and drainage improvements will also be developed.
Presenters: Mike Smith, MacKay & Soms Civil Engineers, Inc.; Staff, Nick Trifiro, Planning Services Division
 - B. **Dry Creek Greenway West Class I Trail - Planning and Feasibility Study** The Dry Creek Greenway West Class I Trail Planning and Feasibility Study is a joint effort with the City of Roseville, Placer County Transportation Planning Agency, Placer County and the Rails to Trails Conservancy to evaluate the possibility of a 3 mile paved, multi-use trail between Cook Riolo Road and Riverside



The MAC is composed of appointed community members whose purpose is to advise the Board of Supervisors about activities and problems of the area represented. Residents are encouraged to attend and talk about issues important to them. More info at www.placer.ca.gov/bos/mac. Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in public meeting. If you require disability-related modifications or accommodations, including auxiliary aid or services, to attend or participate in this meeting, please contact the Board of Supervisor's Office.

Avenue. The potential trail would ultimately connect with the proposed [Dry Creek Greenway East](#) (Riverside Avenue to Old Auburn Road), as well as trails west of Cook Riolo road in unincorporated Placer County.

Presenters: Lisa Carnahan, Placer County Parks; Jeannie Gandler, City of Roseville Alternative Transportation Division

7. Action Item

- A. Placer Vineyards Specific Plan Phase I Development, Small Lot Vesting Tentative Subdivision Map for Property 12B (PLN15-00190)** County staff will request the MAC take action to provide a recommendation on the Small Lot Vesting Tentative Subdivision Map to the Planning Commission for Property 12B of the Placer Vineyards Specific Plan (PVSP). Property 12B is located in the south central portion of the PVSP area on APN 093-200-068. The proposed small lot tentative subdivision map will divide the 102.4 acre site into a residential community including 1 neighborhood park (4 Acres), 1 school (12 acres), and 8 acres of open space. The residential units will include 365 medium density residential lots and a 3 acre Commercial Mixed Use lot with 38 dwelling units. This proposed number of residential units includes a requested Residential Density Bonus to construct 23 additional Medium Density Residential units over the original PVSP base residential unit allocation of 365 units. This will increase the allocation by 23 units (6.05%) to 403 total units. Infrastructure such as road, utility, grading and drainage improvements will also be developed.

Presenter: Staff, Kally Keding-Cecil, Planning Services Division

8. Adjournment to next regular meeting on April 11, 2018